

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - August 30, 1972

Application No. 11141 - District of Columbia Government, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On Motion duly made, seconded and carried, with the absence of Mr. Scrivener, the following Order of the Board was entered at its meeting of September 25, 1972.

EFFECTIVE DATE OF ORDER - November 30, 1972

ORDERED:

That the application for permission to continue use as a neighborhood community center at 2702 and 2704 10th Street, N.E., Lots 62 and 63, Square 3841, be GRANTED CONDITIONALLY.

FINDINGS OF FACT:

1. This property is located in a R-2 zoning district (one family semi-detached dwellings) and is bordered to the rear and west by a public alley; the front and east by 10th Street, N.E., in close proximity to the intersection of Evarts Street and 10th Street, N.E.

2. The present use of the property is for a neighborhood community center known as Brookland Community Youth Center. It operates programs of an educational nature including mental health, senior citizens and tutoring programs. The property also serves as a meeting place for various neighborhood organizations.

3. The application herein is for authorization from the Board to continue operations as a community service facility pursuant to D.C. Zoning Regulation Section 3104.46(e), which requires the applicant to seek renewal of the permit every three years.

4. Approximately 150 children are presently enrolled in the center's programs. The children all come from the immediate neighborhood and are supervised by the N.Y.C.; most of the programs are conducted within the two buildings with the exception of numerous field trips.

5. The primary objective of the center is to provide a place for children to play in the after-school hours and summer. Therefore reducing the potential of delinquent activity and at the same time serving as a meeting place for adult civic activities.

6. Mr. Robert W. Ewell, First Vice President of Brooklyn Neighborhood Civic Association appeared and gave testimony representing the District of Columbia along with Mrs. Helen Downes, Director of the Community Center. Both related to the Board that the programs have proven sound and encouraging to the neighborhood residents.

7. According to applicant's budget, projected improvements include securing Old Brooklyn School as a new facility within the next three years thus making unnecessary any need for a permanent use.

8. No opposition was voiced at the public hearing.

OPINION:

This request seeks the continued use of two residential dwellings as a neighborhood community service center. It has operated as such since May 15, 1971.

The facility was created for the purpose of providing a place for children to meet and participate in supervised activities both recreational and educational, thereby improving the social and economic well-being of the community.

The facility has not been objectional to any neighboring property owners because of noise, traffic or parking; primarily because the center is under full-time supervision and community cooperation. There exists a strong community interest for support of the neighborhood community center concept as emphasized by the Zoning Regulations. It is operated for the community's social welfare and is non-profit in character. Brooklyn Community Youth Center reasonably (is) necessary or convenient to the immediate neighborhood.

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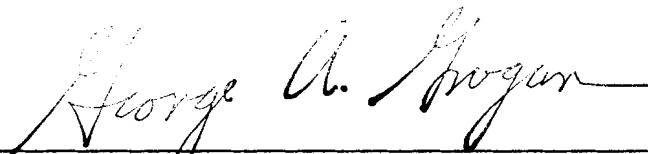
We find that Section 3104.46 of the D. C. Zoning Regulations has been satisfied and therefore renew authorization for Brooklyn Community Youth Center to continue operations as a temporary community service center.

We are of the opinion that the proposed community center is so located and the activities will be such that it is not likely to become objectionable to adjoining and nearby property because of noise, traffic, or other objectionable conditions. We are further of the opinion that the nature of this project is such that the subject premises are reasonably necessary and convenient to the neighborhood which it is proposed to serve.

This community center is granted permission to operate on a temporary basis for three years.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:   
\_\_\_\_\_  
GEORGE A. GROGAN  
Secretary of the Board

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.